

# Flexible Lot Development (FLD) Text Amendment - Alternative Compliance Provision

Planning Commission  
Public Hearing  
September 16, 2015



# What is Flexible Lot Development (FLD)?

- Adopted in 2009 to replace the residential cluster project.
- Flexible Lot Development (FLD) is a subdivision option used for approximately 85% of subdivision submittals. It allows reduced minimum lot sizes and reductions to perimeter yards.



# Origins of the Draft Text Amendment

- Homebuilder's have concerns with the FLD's design criteria as they apply to the number of garage-dominant dwellings allowed in a subdivision.
- They request some flexibility in having more design options to address the prescriptive 50% required non-garage dominant units for subdivision greater than 20 units.



# FLD Design Criteria Sec.8.7.3.M - Basics

- **Purpose** is to increase architectural diversity, visual interest and minimize monotonous development;
- **Architectural Variation Plan** (AVP) required for subdivisions of 20 or more lots;
- **Architectural variation** is triggered when the single family detached units:
  - abut a public street designated as a collector or arterial street on the Major Streets and Routes Plan; or
  - abut a private or public street designated as a residential collector street;
- When triggered the two formulas are
  - the **architectural elevation** may not be repeated more often than every fourth lot;
  - **garage placement** when there are 20 or more single family units no more than 50% of garages may protrude or be flush with the front wall of the living area or front porch of the house.



# FLD Elevation Formula and Dominant and Non-dominant Garage Placement Examples



# Draft Proposal

- Based on alternative compliance in Main Gate District and Infill Incentive District.
- Allows an applicant to propose an alternative set of design criteria to address garage dominance and other design criteria.
- Must show Alternative compliance by providing:
  - Rationale on how the alternative design complies;
  - The proposal is a best practice;
  - Graphics and other illustrations supporting the best practice rationale;
  - Request is reviewed by the Design Professional;
  - PDSD Director makes a decision.





# Acceptable Alternatives

35' Wide House – Livable in front of garage



Porch in front of garage



Staggered setbacks



Courtyard walls



# Recommendation

- Staff recommends that the item be approved and forwarded to Mayor and Council

## Findings:

- The text amendment allows for reasonable alternatives to the FLD design criteria that are modeled on a successful process being used to address design flexibility for infill projects.
- The text amendment allows design flexibility and continues to encourage architectural diversity, visual interest, minimize monotonous development, and provide privacy mitigation in subdivision design submittals.
- The text amendment complies with the General Plan
- Maintains consistency with other city zoning and design review processes

